

Planning Commission Draft of the Twinbrook Neighborhood Plan

Written Public Testimony

Attach 3

	Date	Name	Testimony	Plan Recommendation
1	09/25/08	Joseph McClane Chair TNPAG President, Cambridge Walk II HOA	City and TNPAG worked together to ensure entire community part of the plan process. Extensive, well documented outreach efforts. Inclusive and transparent process. Plan applauded by Maryland Department of Planning (MDP) Community embraces plan's focus on retaining single-family homes and improving public facilities. No agreement among those who do not like the plan on what an alternative might be. TNP represents only real action taken to address Twinbrook's needs. Supported by community, MDP and the Planning Commission – should be supported by the Mayor and Council.	
2	09/27/08	Andy Harper	32-year resident of Urbana who was raised in Twinbrook and lived here as a younger man. Retains fond memories of Twinbrook and does not wish to see any change.	
3	10/10/08	Naomi Belkin	Co-owner at Twinbrook Mart – a condominium of small business owners whose property is their major asset. Object to anything below the currently allowed 75-foot height. Have 20 years of investment and believe strict limits on any future development would devalue the property. Shopping center on major highway and pays substantial taxes – restricting the zoning would restrict the taxes. We are doing our best to provide for our community and want to be able to plan a shopping center that would add value.	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
4	10/13/08	Rob Perks	Twinbrook homeowner since 1997. Support Twinbrook Station but concerned about increased traffic and overcrowded schools, improving and expanding community services and increasing recreational parks. Supportive of alternative vision	

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			for neighborhood put forth by the Twinbrook Citizens Association.	
5	10/13/08	Marcia and Edward Daoud	Want neighborhood to remain mostly residential with single-family homes. Concerned about traffic. Want to keep existing green space. Prefer Twinbrook shopping centers remain shorter and library retained.	Confirms R-60 zone for the single-family neighborhoods and offers a series of recommendations aimed at strengthening residential areas. (Ch. 3)
6	10/13/08	Patricia L. Campbell	<p>Twinbrook resident since 1952. Grew up on Ardennes Avenue. Twinbrook residents have been the backbone of Rockville for many years and we may be treated as second-rate citizens. Would these same proposals be made for the residents of West End Rockville or those off Falls Road? Concerned about why in our area and not in entire City, and what methods proposed:</p> <p>Adding zones that do not match with the rest of the City.</p> <p>Might try to look for new ways/methods to seize private property</p> <p>No plan for the future of Broome</p> <p>Plan for high density building on land backing up to parkland</p> <p>No plans in plan to keep Twinbrook Library open</p> <p>May turn us into government run neighborhood by imposing restrictions on our homes like a HOA</p> <p>No notification as to whether our property values will go up or down under this proposed plan</p> <p>Should not be a major bus depot area</p> <p>Where are the traffic studies? Infrastructure studies?</p>	

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7	10/12/08	Anna and Biagio Colandreo	<p>Read TCAs recommendation for Twinbrook and strongly agree with each recommendation.</p> <p>We still have many original homeowners and do not want to have to move from our homes.</p> <p>Love the shopping center, which is convenient for us. Needs updating but not more density or more traffic.</p> <p>Fearful area may turn into low income housing area.</p> <p>Do not want anything done that will reduce our property values.</p> <p>Concerned about Broome. A library there would be wonderful, recreation center is fine as long as it is kept up and there is no late night noise. Do not want a hang out for gangs.</p> <p>Do not want a transit center in area. Have more than enough traffic.</p>	
8	10/13/08	Mahyar	<p>Co-owner of Twinbrook Mart condominium.</p> <p>Allowable height has a direct impact on the development incentives for any investor/developer. Minimum height of 12 feet per floor required.</p> <p>Current condominium property owners would need to agree to collectively sell to an investor for any new development to occur – key factor would be purchase price, which is dependent on an acceptable return on investment, which is dependent on the zoning. Requests minimum of 72 feet.</p> <p>Although mixed use is great number have to justify the development plan and project design.</p>	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
9	10/13/08	Daria and Andrew Pogan	<p>Rockville residents since 1976, Twinbrook since 1990.</p> <p>Opposed to the TNP. Not in need of a mixed-use development</p>	Plan recommends zoning changes – it is not a

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			like the ones that sit unoccupied in Rockville civic center. Where are the plans for the library? How has the impact on schools been taken into consideration? Endured the effects of City planning on the City center. Twinbrook home to a wide mix of multi-cultural, working class people. Have no interest in upscale mixed use such as Congressional and Rockville Town Center. Please listen to the desires of the citizens of our neighborhood.	development proposal. (Ch. 4)
10	10/13/08	Denise Fredericks	Dedicated member of TNPAG – sad to note apparent success of a few vocal opponents have had in attempting to dismiss two years work on behalf of our neighborhood. Plan result of long hours of collaborative debate – pleased to participate in a process that was open, and even in dissention, respectful. Grateful to the Planning Commission for strengthening recommendations for Broome. Support the Plan and recommend it for adoption.	
11	10/02/08	Tony Treston	Does not agree with PC Draft TNP recommendation of MXC for Burgundy Shopping Center – would prefer to return to previous recommendation of a C-zone.	Plan recommends MXC – amended to allow Dwellings, multiple-unit, as a Conditional Use.
12	08/31/08	Sherry Harris	Think the new ideas for Twinbrook Center is great. Wish they would approve it and start on it right away. Have lived in Twinbrook for 20 years and this is the smartest thing suggested.	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
13	10/13/08	Yann Henrotte	Concerned about: The approved heights on the Veirs Mill commercial areas are almost twice as tall as permitted for houses.	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of

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			<p>Adding zones that do not match with the rest of the City.</p> <p>Might try to look for new ways/methods to seize private property</p> <p>No plan for the future of Broome.</p> <p>Plan for high density building on land backing up to parkland.</p> <p>No plans in plan to keep Twinbrook Library open.</p> <p>May turn us into government run neighborhood by imposing restrictions on our homes like a HOA.</p> <p>No notification as to whether our property values will go up or down under this proposed plan.</p> <p>Should not be a major bus depot area.</p> <p>Where are the traffic studies? Infrastructure studies?</p>	30 degrees.) (Ch. 4)
14	10/13/08	K. Joy King	Concerned about traffic on Twinbrook Parkway and Veirs Mill Road, particular difficulty for pedestrians crossing.	Plan recommends improvements (Ch. 5). Improvements also scheduled as part of Twinbrook Station project.
15	10/13/08	J. De Angelis	Concerned about traffic, particularly on Twinbrook Parkway, Veirs Mill Road and First Street/Route 28. Against increased density – supports TCA recommendations. Already development along Twinbrook Parkway and at the metro station. Should be a moratorium on building any new structures in Twinbrook other than single family homes unless there are improvements in traffic. Need a clear plan for moving people safely in environmentally friendly ways.	Plan recommends soft-wheel clock-wise and anti-clock wise circulator trolley. (Ch. 5)
16	10/13/08	Yatin and Arati Bhatt	Concerned about: Approving heights at Veirs Mill commercial areas that are	Plan recommends MXNC zone with a maximum height

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			<p>almost twice as tall as permitted for houses.</p> <p>New mixed-use zones that will add residential units in commercial areas.</p> <p>What will 1595 apartments at Twinbrook Metro station do to our school capacity?</p> <p>With the 1595 apartments at Twinbrook Metro and 1000-2600 in the County's Twinbrook Sector Twinbrook Parkway will be undriveable.</p> <p>You haven't notified property owners and homeowners as to whether their property values are going to change under this plan.</p>	of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
17	10/13/08	Judy Miller	<p>Member of TNPAG and Vice President of TCA.</p> <p>Disagree with the Plan – constantly heard concerns about the level of development in the plan – means more, people, congestion, traffic and problems in the neighborhood.</p> <p>Planning Commission's version adds even more mixed use. Mixed use can be a good thing in the right proportion and in the right areas but can lead to a glut of apartments and commercial property. Recent catastrophe in the financial markets shows that the market place does not always regulate itself for the good of all. Ask for review and change to the plan to provide responsible development and fiscal policy for our City.</p>	Plan recommends zoning changes – it is not a development proposal. (Ch. 4)
18	10/15/08	Linda Nasvaderani	<p>Twinbrook resident for more than 30 years – Twinbrook has constantly improved.</p> <p>Concerned about push for excess development in Twinbrook area especially in light of the current economy.</p>	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)

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			<p>Would like to see improvement and greater security at the Veirs Mill Road shopping area, but do not approve of 6-story buildings. Too much traffic – real traffic studies must be done. Who will live at Twinbrook Station? Lack of purchases has turned Town Square into rental units.</p> <p>Lewis Avenue should not be an alternate route to the Twinbrook Metro.</p> <p>Council should not limit the size of people's homes – it would lower property values by making sure the homes remain small.</p> <p>Neighborhood needs to stay what it is now.</p> <p>Concerned about lack of trees on Veirs Mill Road and in the commercial areas.</p>	
19	10/14/08	Bob Taylor	<p>Thirty year resident of Twinbrook. Lot of change in the City but Twinbrook has remained one of the steadfast rocks. Any new regulations should apply to the entire City and not just to Twinbrook.</p> <p>Do not approve of plan, especially transit center in Twinbrook.</p> <p>Do not approve of proposals for shopping center.</p> <p>Do not approve of opening Lewis Avenue to Twinbrook Commons.</p> <p>Concerned about traffic on Edmonston and Veirs Mill Road.</p>	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
20	10/16/08	Joseph McClane Chair TNPAG President, Cambridge Walk II HOA	<p>Much to appreciate about the City of Rockville and its public servants but TNP process has taken too long and cost too much because we keep spending considerable amounts of the City resources entertaining small groups of activists while making little progress on the Plan and retarding progress on other work.</p>	

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			Attached letter from TCA sent to only small portion of community. It contains many false statements about the plan that could easily be disproved by a quick read of the TNP. The letter was a successful attempt to frighten people, who attended the public hearing with concerns about the plan. The City cannot prevent people from acting unethically but must devise alternative strategies for ascertaining public sentiment that does not invite the kinds of behaviors that are weekly chronicled in the Gazette. Appreciate efforts to manage the City in a way that is both cost-effective and democratic.	
21	10/19/08	Pilar Romero	Resident of Twinbrook area. Don't agree with the housing plan in the shopping center – already have parking problems and car accidents every week. Occasional see small groups of teenagers smoking and trash on the floor. Population growing and our needs too – good idea to renovate and add one or two more floors to the shopping center for more services and businesses.	Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)
22	Undated	Lillian Isaac	Strongly concur with the TCA concerns and recommendations. Concerned about traffic congestion.	
23	10/24/08	Barbara Sears, Linowes and Blocher, on behalf of AvalonBay Co.	Property owner supports recommendations for the Property at Twinbrook Parkway made in the June 6, 2008 draft of the Twinbrook Neighborhood Plan that was approved by the Planning Commission on June 11, 2008.	Plan recommends MXB zone. (Ch. 4)

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24	10/26/08	Corinne and David Garber	Against modifying Veirs Mill Road for Bus Rapid Transit, especially if that would encroach on the service roads.	Plan recommends that any transit improvement on Veirs Mill Road should be made within the existing right of way and should not increase neighborhood cut-through traffic. (Ch. 5)
25	10/22/08	Madonna Grimmer	<p>Remember former town center that was a failure and had to be torn down. How long will new Town Center survive? Too many apartments are being built – where will all the cars go? Concerned about traffic impacts, criminal activity, metro capacity.</p> <p>Believes a community is composed of single family homes with green areas and nearby places of worship. Has a mall within walking distance that contains the essentials to allow older people to remain in their homes. The present center used to have more stores: hardware, shoes, dress store – have to drive to buy those things now.</p> <p>Already have a bus between two Metro stops and seniors can ride free, but there are few people in the middle of the day. Why hurry? Why not put plans on hold and see what develops with the Twinbrook metro plan.</p>	Plan recommends zoning changes – it is not a development proposal. (Ch. 4)
26	10/22/08	Janet Green and Donna Grimmer	Remember former town center that was a failure and had to be torn down. How long will new Town Center survive? Too many apartments are being built – where will all the cars go? Concerned about traffic impacts, criminal activity, metro capacity.	

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27	10/31/08	<p>David Greene</p> <p>Spoke at public hearing.</p> <p>Plan does not address the problem of east-west traffic flow, which is restricted by the few existing railroad crossings. Proposed zoning allows mixed-use development and plan proposes north-south rotator buses to minimize additional traffic.</p>	<p>Plan recommends soft-wheel clock-wise and anti-clockwise circulator trolley. (Ch. 5)</p>
28	10/31/08	<p>Scott C. Wallace, Linowes and Blocker, on behalf of Twinbrook Shopping Center Joint Venture</p> <p>Because the owners of the Shopping Center (Twinbrook Joint Venture) have no development plans in the near term, it is essential that any design recommendations for the redevelopment of the Shopping Center be flexible enough to allow the Twinbrook JV to respond to market conditions, and planning objectives, as they evolve in the future.</p> <p>Concerned about plan recommendation regarding Atlantic Avenue and suggest amended language:</p> <p>“If the Shopping Center redevelops, then the extension of Atlantic Avenue through the Shopping Center to McAuliffe Drive should be studied to determine if the extension will</p>	<p>Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)</p>

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			<p>improve traffic circulation in the surrounding community and if the extension can be designed to be compatible with the proposed redevelopment.”</p> <p>There are a number of valuable long term leases on the property – any redevelopment would require significant economic incentive. Believe that building heights of at least 75 feet would be required to allow for mid-rise buildings with 5 floors over 1 floor of retail.</p>	
29	10/13/08	Brandon Addison	<p>Concerned about development plan that is proposed for the Twinbrook community. Concerned about height of office buildings, use of eminent domain to seize single family homes for economic development, the future of the Twinbrook library.</p> <p>Concerned about the values of the homes, should not restrict what you can do.</p>	<p>Plan recommends MXNC zone with a maximum height of 65 feet. (Layback slope of 30 degrees.) (Ch. 4)</p> <p>The plan does not recommend the use of eminent domain.</p>